

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 920 GRAHAM STREET IN THE CITY OF NORTH LITTLE ROCK TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES; PROVIDING A PERIOD OF TIME FOR PROPERTY OWNER TO ABATE SAID NUISANCE; AND FOR OTHER PURPOSES.

WHEREAS, the buildings and structures whose location is set forth herein are vacant and have become run down, dilapidated, unsightly, dangerous, obnoxious, unsafe, not fit for human habitation and detrimental to the public welfare of North Little Rock citizens and residents; and

WHEREAS, the condition of such property constitutes a serious fire and health hazard to the City of North Little Rock, and unless immediate actions are taken to remedy this situation by removing, razing and abating said nuisance, there is a great likelihood that the surrounding property may be destroyed by fire originating from such unsafe and hazardous structures, and also that since structures are without proper sanitary facilities and as such are unsafe and hazardous and a breeding place for rats, rodents and other dangerous germ carriers of diseases, such buildings constitute a serious hazard to the health and safety of the citizens of North Little Rock, and they should be moved or razed for the purpose of eliminating such hazards.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That the City Council hereby declares the buildings, houses and other structures located at the property identified in Section 2 below to be vacant and run down, dilapidated, unsafe, unsightly, dangerous, obnoxious, unsanitary, a fire hazard, a menace to abutting properties, with the current condition of said structures not being fit for human habitation; and because of such conditions, the City Council declares the same to be condemned as a public nuisance and is ordered abated, removed or razed by the owner thereof.

SECTION 2: That the owner of record of the following described property is hereby directed to raze the same or otherwise abate the said nuisance within thirty (30) days after the posting of a true copy of this Resolution at a conspicuous place upon the structure constituting the nuisance described herein, to-wit:

Lot 6, Block 10, Greenlea Addition to the City of North Little Rock, Pulaski County, Arkansas. (Parcel No. 23N0650024200 located at 920 Graham Street and owned by Federal National Mortgage Association.)

SECTION 3: If the aforementioned structures have not been razed and/or removed within thirty (30) days after posting a true copy of this Resolution at a conspicuous place upon the structures constituting the nuisance, or the nuisance otherwise abated, the structures shall be torn down and/or removed by the Director of Code Enforcement or his duly designated representative. Each day after the aforesaid thirty (30) days in which said nuisance is not abated shall constitute a separate and distinct offense punishable by a fine of \$50.00 for each such separate and distinct offense.

SECTION 4: That the provisions of this Resolution are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

Mayor Joe A. Smith

SPONSOR:

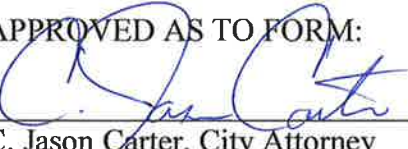
ATTEST:



Mayor Joe A. Smith

Diane Whitbey, City Clerk

APPROVED AS TO FORM:



C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	10:40	A.M.	_____	P.M.
By	City Atty Carter			
DATE	4-19-14			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	S. H. Smith			

TOM WADLEY
DIRECTOR



R-16-74
701 WEST 29TH STREET
NORTH LITTLE ROCK, ARKANSAS 72114
501-791-8581 • Fax 501-791-8584
NLRCodeEnforcement@northlittlerock.ar.gov

CODE ENFORCEMENT DEPARTMENT

April 12, 2016

Mayor Smith
City Council Members

Re: 920 Graham
Lot 6 Block 10 Greenlea Addition
Parcel 23N0650024200
City of North Little Rock, AR

Owner: Federal National Mortgage Association
Dallas, TX

Dear Mayor Smith;

July 2014 officer Williams conducted an exterior inspection of the property, which appeared to be vacant the structure had some exterior violations, graffiti was also noted on the rear side of the structure. Officer Williams mailed notice to owners of record and current mortgage holder requesting an interior inspection. Mortgage holder responded and stated that the property had been transferred to another bank (Seterus Inc. of Los Angeles, CA) Notices were mailed to bank however Code Enforcement never received any response. This structure has not had utilities on since Feb 2011.

December 2015 Mortgage was again transferred to another Bank the Federal National Mortgage Association of Dallas, TX. Notices were posted on the house and also found in Court House record showing the Banks intent to sell the property. I also received a call from Odessa Ridgeway who stated that she no longer has an interest in the property and walked away from it seven years ago because she could no longer afford the maintenance to the property.

February 22nd, 2016 a notice of City Council was mailed by certified and regular mail to all interested parties and posted on the property, notifications were also advertised in the newspaper for a City Council hearing date of April 25th, 2016.

A search warrant was obtained for the purpose of an interior inspection, the inspection showed numerous violations. We also met the servicing agent for the bank at the property who stated the bank will probably try and sell the house as is.

The structure is considered to be unsafe and a public nuisance, it is the recommendation of the North Little Rock Code Enforcement Department that this structure be considered for condemnation.

Felecia McHenry
Code Enforcement Officer